



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem PA 19020
www.bensalempa.gov

Zoning Hearing Board
Monthly Meeting
July 7, 2021
Bensalem Township Building
7:00 pm

LIST OF APPLICATIONS

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes –July 1, 2021
4. **Hearing for Mount Corporation** **Appeal #2021-2166**
Location: 1455 Wells Dr/1388 Bridgewater Rd
Tax Parcel: 02-070-007-001
Request: Variances for impervious coverage and disturbance in steep slope to construct a new warehouse.
Attorney: Allen Toadvine, Esquire – Begley, Carlin & Mandio, LLP
Representative: Justin M. Mocerri, P.E.
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5. **Hearing for Peaches M. Muniz** **Appeal #2021-2369**
Location: 4767 Tremont Ave
Tax Parcel: 02-004-229
Request: Variance to rent out lower level of house with stove as a Air B & B.
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6. **Hearing for EDA Contractors** **Appeal #2021-2371**
Location: 633 Dunksferry Rd, Unit A
Tax Parcel: 02-075-081
Request: Variance for building coverage ratio to exceed 25% to construct an addition and a front yard variance for the existing building.
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP
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7. **Hearing for Kim and Dennis Crispo** **Appeal #2021-2377**
Location: 519 Station Ave
Tax Parcel: 02-060-046 and 02-060-045-001
Request: Variance for front yard setback to construct dormer.
Attorney: Steven M. Jones, Esquire – Begley, Carlin & Mandio, LLP
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8. **Hearing for Manish Patel** **Appeal #2021-2380**
Location: 2752 Knights Rd
Tax Parcel: 02-036-238
Request: Variance for new sign location from right-of-way and property line.
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9. **Hearing for Industrial Investments, Inc./ELU DeLuca Bensalem LLC** **Appeal #2021-2449**
Location: 4151 Street Rd
Tax Parcel: 02-001-014 & 02-001-016
Request: Special exception and impervious & building coverage variances for proposed storage facility.
Attorney: Edward F. Murphy, Esquire
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10. Correspondence
11. Adjournment

*Prepared by: Iva
Posted: 7/7/2021
Advertised: 6/18/2021 & 6/24/2021*